

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 205-2025

A By-law to amend City of Vaughan By-law 001-2021, as amended.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
 - a) Deleting “Legal Description” in Subsection 14.712 and replacing it with the following:

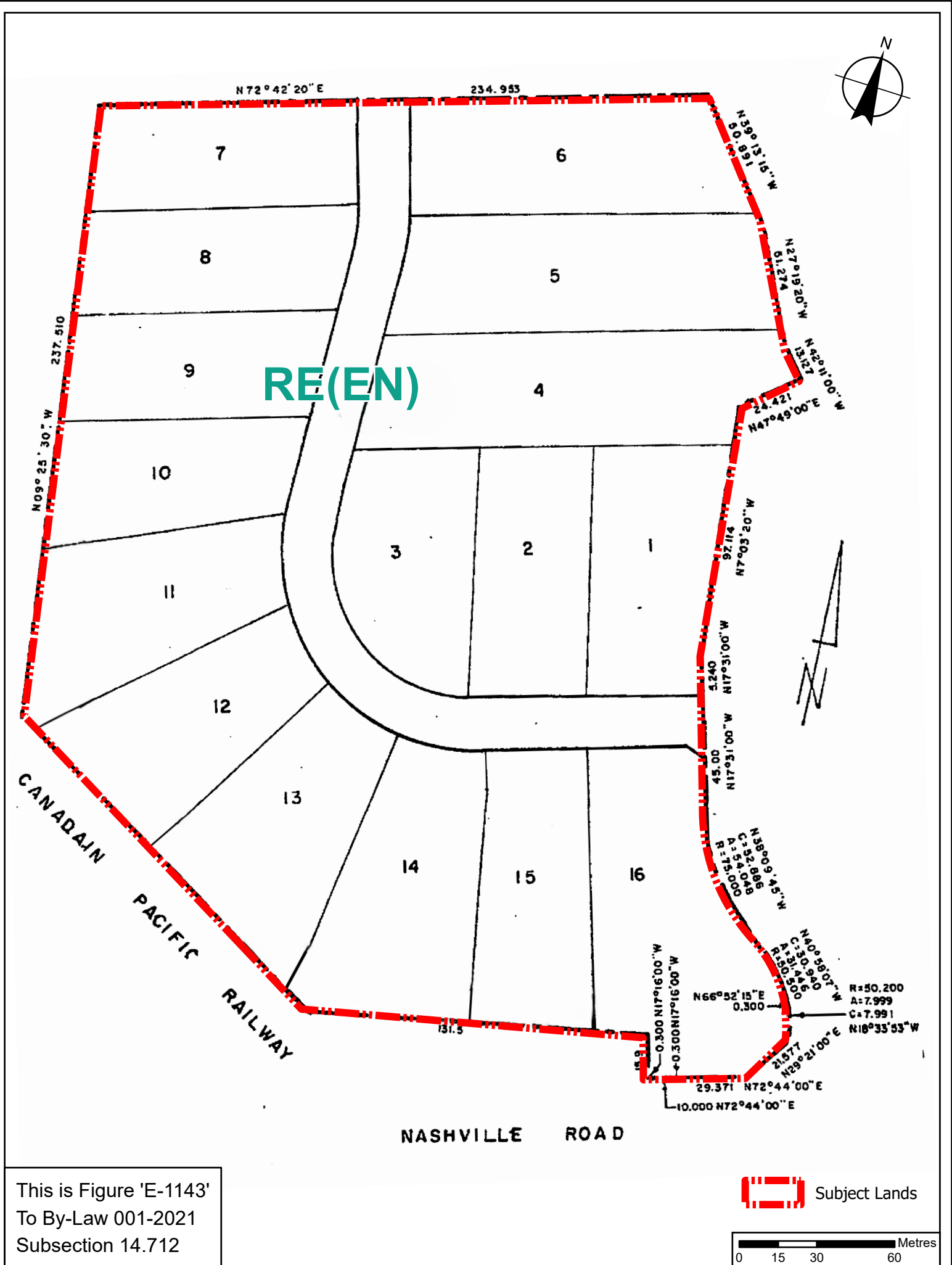
“Municipal Address: 1-120 Richard Lovat Court”.
 - b) Deleting Figure E-1143 and substituting therefore Figure E-1143 attached hereto as Schedule “1”.
 - c) Amending Map 195 in Schedule A in the form attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 22nd day of September, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 9 of Report No. 46 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 20, 2021.
Authorized by Item No. 1 of Report No. 18 of the Committee of the Whole.
Report adopted by Vaughan City Council on May 27, 2025.
City Council voted in favour of this by-law on September 22, 2025.
Approved by Mayoral Decision MDC 013-2025 dated September 22, 2025.
Effective Date of By-Law: September 22, 2025



This is Schedule '1'
To By-Law 205-2025
Passed the 22nd Day of September, 2025

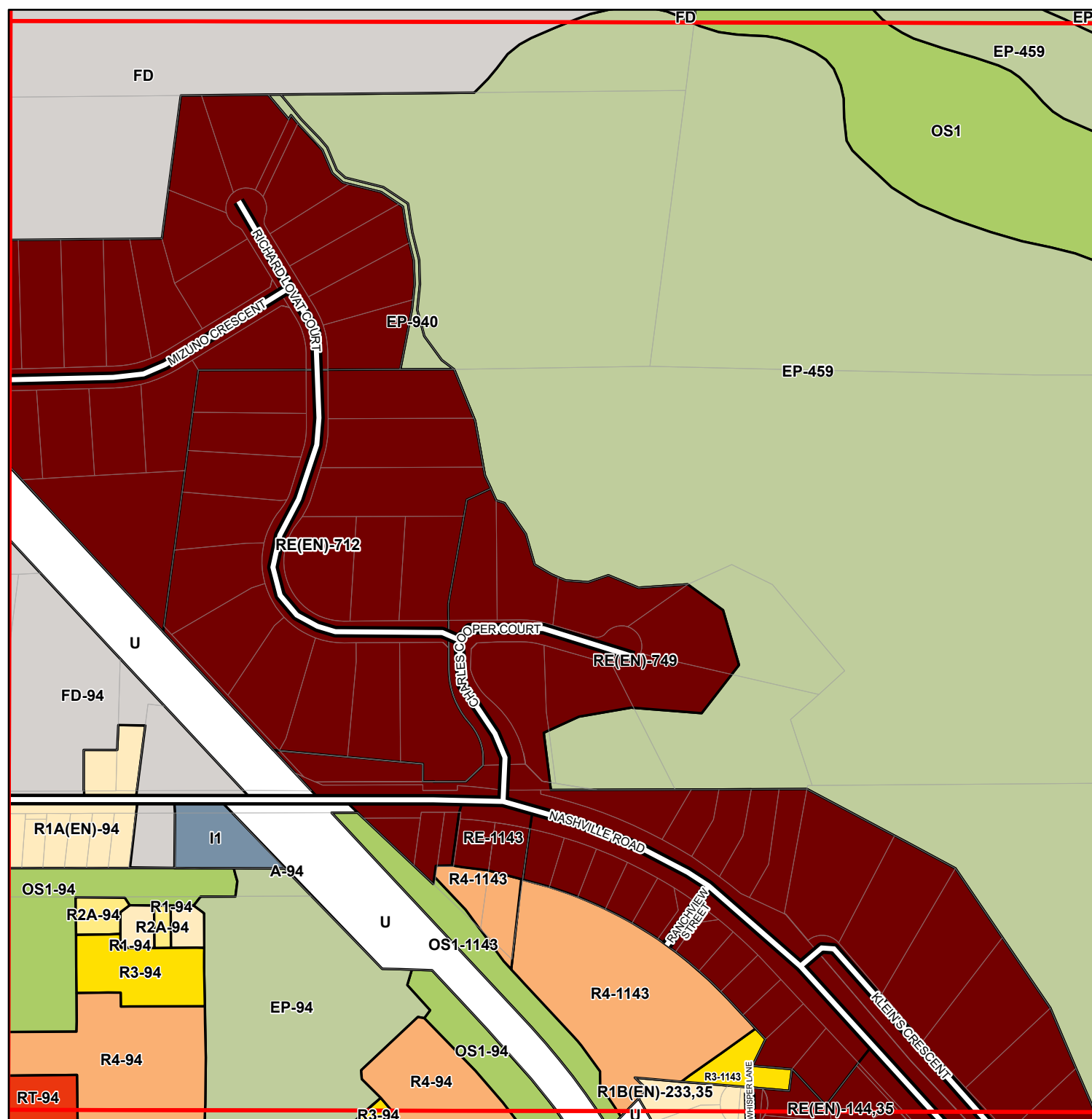
File: Z.25.005
Related File: Z.98.065
Location: 1-120 Richard Lovat Court
 Part of Lot 26, Concession 9
Applicant: City of Vaughan
City of Vaughan

Signing Officers

Mayor

Clerk

Schedule A | Map 195











- ### Conservation, OpenSpace and Agricultural Zones

-  A (Agriculture Zone)
 OS1 (Open Space Zone)
 OS2 (Open Space Zone)
 EP (Environmental Protection Zone)



Vaughan Metropolitan Centre
Zones

- Zones**
-  V1 (VMC Station Zone)
 -  V2 (VMC South Zone)
 -  V3 (VMC Neighbourhood Zone)
 -  V4 (VMC Employment Zone)


Residential Zones

-  R1 (First Density Residential Zone)
 R2 (Second Density Residential Zone)
 R3 (Third Density Residential Zone)
 R4 (Fourth Density Residential Zone); R4A(H)
 R5 (Fifth Density Residential Zone)
 RT (Townhouse Residential)
 RT1 (Townhouse Residential Zone); RT1(H)
 RT2 (Townhouse Residential Zone)
 RM1 (Multiple Unit Residential Zone)



Commercial Zones


-  GC (General Commercial Zone)
 NC (Neighbourhood Commercial Zone)
 CC (Convenience Commercial Zone)
 SC (Service Commercial Zone)


Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
 MMU (Mid-Rise Mixed-Use Zone)


-
- HMU (High-Rise Mixed-Use Zone)

-  GMU (General Mixed-Use Zone)
 CMU (Community Commercial Mixed-Use Zone)

- EMU (Employment Commercial Mixed-Use Zone)
 KMS (Main Street Mixed-Use -


- Kleinburg Zone)
 MMS (Main Street Mixed-Use - Maple Zone)
 WMS (Main Street Mixed-Use -

Employment Zones

-  EM1 (Prestige Employment Zone)
 EM2 (General Employment Zone)

- EM3 (Mineral Aggregate Operation Zone)

- Other Zones**
- I1 (General Institutional Zone)

-  I2 (Major Institutional Zone)
 U (Utility Zone)
 FD (Future Development Zone)

- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary)

- PB3 (Parkway Belt West)

- These Lands shall not be subject to the provisions of the Zoning By-law 001-2021

1.5 060



233	234	235	236	237
213	214	215	216	217
193	194	195	196	197
173	174	175	176	177
154	155	156	157	158

August 2025

This is Schedule '2'
To By-Law 205-2025
Passed the 22nd Day of September, 2025

File: Z.25.005

Related File: Z.98.065

Location: 1-120 Richard Lovat Court
Part of Lot 26, Concession 9

Applicant: City of Vaughan

City of Vaughan

Signing Officers

Mayor

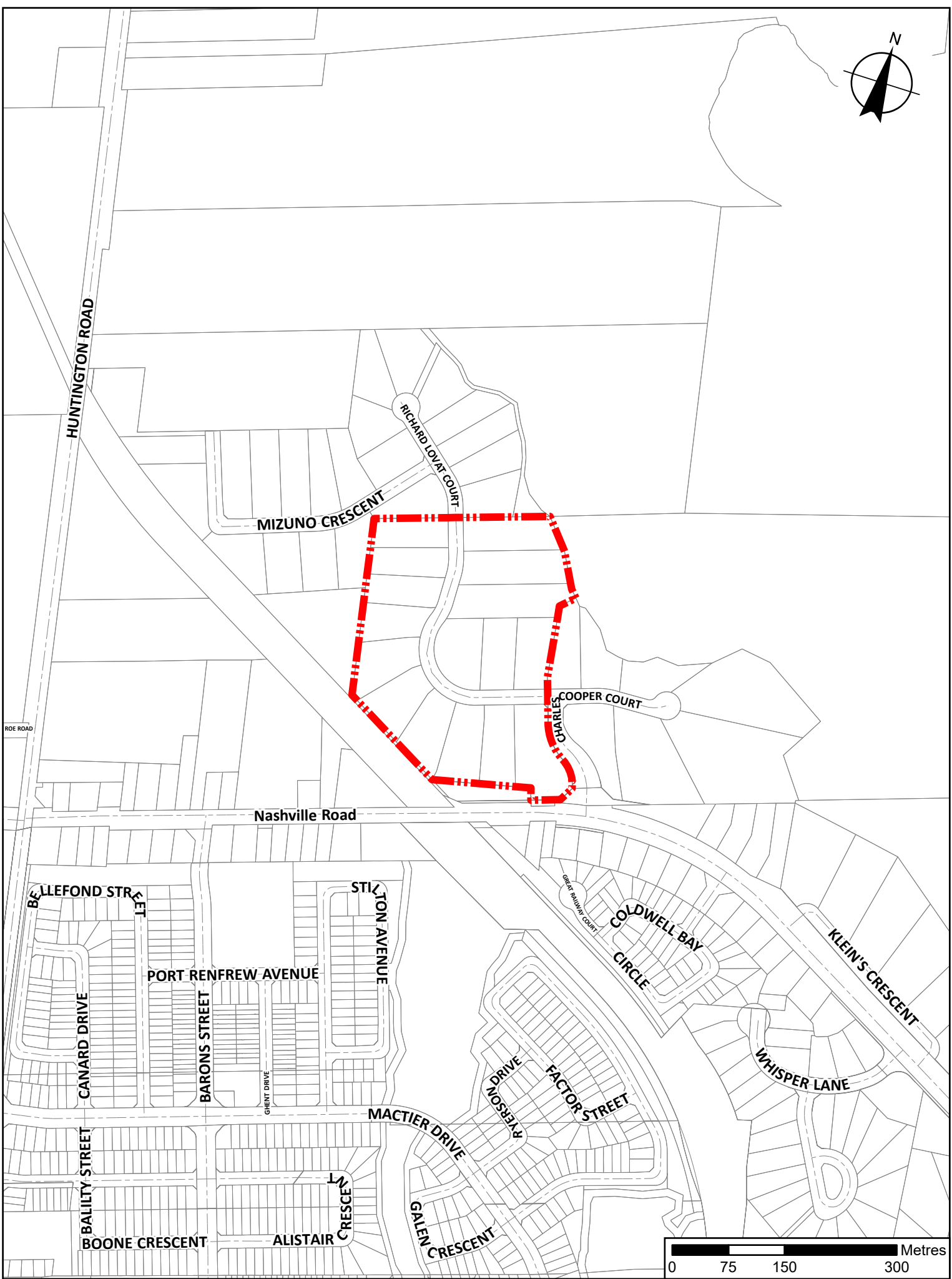
Clerk

SUMMARY TO BY-LAW 205-2025

The lands subject to this By-law are located on the north side of Nashville Road and east of Huntington Road, being Part of Lot 26, Concession 9, City of Vaughan, Regional Municipality of York.


The purpose of this By-law is to amend Map 195 in Schedule A of City of Vaughan Comprehensive Zoning By-law 001-2021 to replace references to site-specific exception 14.749, which was incorrectly applied to the subject lands, with references to site-specific exception 14.712.

The purpose of this By-law is also to make administrative corrections to Zoning By-law 001-2021 by updating the municipal address in site-specific exception 14.712 and by updating the zone symbols from Zoning By-law 1-88 on Figure E-1143 to the applicable zone symbols in Zoning By-law 001-2021. The administrative corrections to Zoning By-law 001-2021 are considered to be corrections to “reference errors” under Policy 10.1.4.7.b of Vaughan Official Plan, 2010.



Location Map To By-Law 205-2025

File: Z.25.005
Related File: Z.98.065
Location: 1-120 Richard Lovat Court
Part of Lot 26, Concession 9
Applicant: City of Vaughan
City of Vaughan

 Subject Lands